



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

DEPARTMENT OF PLANNING & ZONING TEG/SEG COMBINED AGENDA

WEDNESDAY September 28, 2022 9:00 am to 11:00 am via Zoom meeting
TO JOIN MEETING VIA PHONE: 888-475-4499 MEETING: 875 3079 0799

INVITED AGENCIES

County Transportation
Critical Area Commission
Cultural Resources, P&Z
DNR-Coastal Resources Div.
DNR-Tidal Wetlands Division
DNR-Wildlife & Heritage Svc.
Economic Development, P&Z

Engineering, DPW
Environmental Planner, P&Z
Health Department
Long Range Planner, P&Z
Planner III, P&Z
Principal Planner, P&Z
Public Safety/Fire/Rescue/EMS

Public Safety/Communications – Addressing
Rural Planner, P&Z
SHA
SMECO
Soil Conservation
Transportation Planner, P&Z
Transportation, DPW

****We have no PRE-CONCEPT PROJECTS this month****

**NEW PRELIMINARY PLANS, DSDP & CONCEPTS FOR ACCEPTANCE AT SEPTEMBER 28, 2022 TEG/SEG						
SPR-142822 <i>CSPR-142818</i>	OV	CFT Plaza	Cat II	Prince Frederick Blvd., Pr.Fred.	Will Avant/Foresite Group	TEG-DSDP Plan 1 rcd. for acceptance at 9/28/22 TEG/SEG. If accepted, comments due 10/20/22.
MSD-142879 <i>(CMSD-2021-104)</i>	OV	Chase Property Family Conveyance Lot 1	Minor	Pushaw Station Rd., Sunderland	Chris Alvey/Wilkersonn	SEG-Preliminary Plan for acceptance at 9/28/22 TEG/SEG. If accepted, comments due 10/20/22.
CSPR-142853	OV	Dunkirk Business Center Lot 9R Flex Space aka: Wayson DBC	Cat II	Keith Lane, Owings	Jeff Martus/COA	TEG-Concept Plan 1 rcd. for acceptance at 9/28/22 TEG/SEG. If accepted, comments due 10/20/22.
CSPR-142881	CF	Prince Frederick Town Center South, Shopping Plaza	Cat I	S. Solomons Island Rd., Prince Frederick	Dan Kelsh/COA	TEG-Concept Plan for acceptance at 9/28/22 TEG/SEG. If accepted, comments due 10/20/22.
CMSD-2022-111	OV	South Hampton, Lot 1, Sec II	Minor	N Flint Hill Rd., Owings	Chris Alvey, Wilkerson	SEG-Concept Plan 1 rcd. for acceptance at 9/28/22 TEG/SEG. If accepted, comments due 10/13/22.



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**PLANS ACCEPTED AT AUGUST 24, 2022 TEG/SEG						
CSPR-142854	CF OV	Dunkirk Business Center Lot 10R Flex Space aka: Wayson DBC	Cat II	Keith Lane, Owings	Jeff Martus/COA	TEG-Concept Plan 1 accepted at 8/24 TEG/SEG. Comments due 9/22/22.
**OTHER PROJECT ACTIVITY SINCE AUGUST 24, 2022						
SPR-142839	CF	2J Flex Space - Redline	Cat I	Homeport Ct., Lusby	Anthony Olekson	TEG-Out to customer with Final Stamps & Signatures 8/15/22.
SPR-138176	CF	Armory Square Lots 1&2, Cat I	Cat I	N.Solomons Isl.Rd., Pr.Fred.	Dean Wilkinson/Barrett	TEG-DSDP Plan 6 under review. Comments due 10/21/22. (20-day Review) PC Conditional Approval 4/28/2022.
CSD2022-109	OV	Armory Towns	Major	Armory Rd., Pr.Fred.	Jeff Martus/COA	SEG-Plan 3 under review. Comments due 10/20/22 and out to customer by 10/22/22.
CSPR-142755	OV	Armory Towns (was Schaefer Townhomes)	Cat I	Armory Rd., Pr.Fred.	Jeff Martus/COA	TEG-Plan 3 under review. Comments due 10/20/22 and out to customer by 10/22/22.
SPR-142844 (CSPR-142813)	OV	County Administration Building Redesign	Cat I	Main St., Prince Frederick	Joe Kadjeski/COA	TEG-Plan 2 under review. Comments due by 10/4/22.
SPR-142734	OV	DCP Maintenance Facility - Redline		Cove Point Rd, Lusby	Joe Kadjeski/COA	TEG-Redline Plan 2 under review. Comments out to customer 8/11/22.
SPR-2020-315	OV	DDP Tennis Courts	Cat I	So.MD. Blvd., Dunkirk	Randall Hughes/WBCM	TEG-PC Site Plan Approval 4/28/2022 Plan 4 rcd. for Envir. Review. Comments due 10/4/22.
SPR-142834 (CSPR-142738)	OV	Dunkirk Business Center Lot 5 Flex Space aka: Wayson DBC Lot 5 Flex Space	Cat II	Keith Lane, Owings	Jeff Martus/COA	TEG-DSDP Plan 2 comments out to customer 9/15/22.
SPR-142797	OV	First Lutheran Church Addition	Cat II	So.MD.Blvd., Huntingtown	Chris Alvey/Wilkerson	TEG-DSDP Plan 3 comments out to customer 9/21/22.
SPR-2020-314	OV	Inspired Minds Day Care Extension Letter Issued by PCA: New Expiration: 8/19/23	Cat II	Sol.Isl.Rd., Huntingtown	Anthony Olekson/Barrett	TEG-DSDP Plan 5 comments out to customer 9/21/22.
MSD-142857 (CMSD-2022-108)	CF OV HH	John & Bernadine Dowell Property Family Conveyance Lot 1, Section II <i>Concept Previously known as Lot 2</i>	Minor	Stevens Rd., Owings	Dean Wilkinson/Barrett	SEG-Accepted 7/27/22. Preliminary Plan 1 comments out to customer 8/22/22.
CSPR-142851	OV	Lee Family Life Center	Cat II	Jennifer Ln, Owings	Dan Kelsh/COA	TEG-Accepted 7/27/22. Concept Plan 1 comments out to customer 8/22/22. Will need a referral to BOA for Special Exception for change of USE.



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**OTHER PROJECT ACTIVITY SINCE AUGUST 24, 2022, continued						
CSPR-142742	CF	Magnolia Ridge	Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Concept Plan 4 documentation submitted for DPW review 9/19/22. Comments due 10/20/22.
SPR-142722	OV	McDonald's Solomons Redline		H.G.Trueman Rd, Solomons	Jordan O'Neill/Bohler	TEG-Plan 3 comments out to customer 9/20/22.
MSD-142838 (CMSD-2021-099)	OV HH	POACRE Lot 1	Minor	Clubhouse Dr., Lusby	Dean Wilkinson/Barrett	SEG-Accepted 5/25/22, Plan 2 under review. Comments due by 10/12/22.
CSPR-142856	CF	Solomons Condos-Mixed Use	Cat I	S. Solomons Island Rd., Solomons	Anthony Olekson/Barrett	TEG-Accepted 7/27/22. Concept Plan 1 comments out to customer 8/23/22.
CSPR-142842	CF	Sunset Terrace	Cat I	S. Solomons Island Rd., Solomons	Dan Kelsh/COA	TEG-Accepted 7/27/22. Concept Plan 1 comments out to customer 8/22/22.
MSD-142845 (CMSD-2021-098)	OV HH	Wilson Dowell Farm Lot 3	Minor	Chaneyville Rd., Owings	Jeff Martus/COA	SEG-Accepted 7/27/22. Preliminary Plan 1 comments out to customer 8/22/22.
SPR-142865	OV	Yesteryear Wicker, Redline	Cat II	Investment Ct., Owings	Don Walker, Owner	TEG-Review of Phase III (redline page & landscaping page only) under review. Comments are due 9/26/22. EH recommends approval.
**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING						
SPR-2020-308	CF	Patuxent Commons/68 Units, Cat I	Cat I	N.Pr.Fred.Blvd., Pr.Fred.	Eric Miller/Bay Engineering	TEG-Final Plan (pdf) awaiting 4-page Retaining Wall Plan with valid PE Certification/Seal.
**PROJECT ACTIVITY OUTSIDE OF TEG/SEG MEETING						
CSPR-138320	CF	Calvert Gateway BC., Lot 11	Cat I	Town Center Blvd., Dunkirk	Eric Miller/Bay Engineering	TEG-Concept Plan 2 comments out to customer 4/26/2022. Awaiting MDE Approval, Pending PC Approval, Scheduled for 10/19/22
SD-138200	OV	Wyatt's Ridge, Lots 1-24	Major	Skinners Turn Rd., Owings	Jeff Martus/COA	SEG-Plan 2 Environmental comments out to customer 7/20/22. Awaiting HD stamped plan and no revisions to begin Public Hearing Process. Public Hearing 8/23 & to PC on 8/24/22. BOA Order Issued 9/27/22.
CSPR-142878	DPW	9122 Bay Avenue-Mixed Use Bldg (NB P&Z)	Cat I	Bay Ave., North Beach	Dan Kelsh/COA	TEG-Concept plan received for DPW review only. (North Beach Zoning) Comments due by 10/20/2022.



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**OTHER ACTIVE PROJECTS						
MSD-142821	OV JH	Avondale-Resubdivision of Lot 5 Section 7	Minor	Sedwick Rd., Solomons	Jeff Martus/COA	SEG-Preliminary Plan Approval distributed 6/16/2022. Final Site Plan submittal Pending.
SPR-2018-286	CF	Calvert Gateway, Lot 4R	Cat I	Town Center Blvd., Dunkirk	Nelson Arocho/Bay Eng.	TEG-Out to customer - Expired?
CSPR-142871	CF	Calvert Hills - Phase II	Cat I	Calvert Hills Rd., Prince Frederick	Eric Miller/Bay Engineering	TEG-Number Issued, Awaiting Submittal
SPR-142846 (SPR-2019-301)	OV	Chesapeake Church End Hunger Warehouse Redline		N. Solomons Island Rd., Huntingtown	Pat Mudd/Mudd Engineering	TEG-Redline Plan 2 Comments out to customer 8/12/22. Approved to Submit Final Plan for Stamping.
MSD-142843	OV JH	Daniel & Mary Nalls Property	Minor	Wohlgemuth Rd., Lusby	John Oliff/COA	Concept Waiver Approved by CS on 6-1-22. Awaiting submittal for SEG.
MSD-142880 <i>CMSD-2020-088</i>	OV	Henry Brooks Property, Lot 7 & Conservation Open Space	Minor	Terri Ln, Huntingtown	Chris Alvey/Wilkerson & Assoc.	SEG-Awaiting submittal of initial documents for October TEG/SEG meeting.- Expiration?
SPR-142823	OV	Beach Self Storage Parking - Redline		S. Solomons Island Rd., Pr.Fred.	Dan Kelsh/COA	TEG-Redline Plan 1 comments out to customer 4/26/2022. Additional comments out 5/9/2022.
CSPR-142795	CF	Calvert Gateway BC Lot 12R	Cat I	Town Center Blvd., Dunkirk	Nelson Arocho/Bay Eng.	TEG-Concept Plan 1 comments out to customer 3/21/2022
CSPR-142811	CF	Calvert Pines Sr Center SWM Concept		W Dares Beach Rd., Pr.Fred.	Jeff Martus/COA	TEG-SWM comments out to customer 4/8/2022
SPR-139326	OV	Chick Fil A Redline		N.Sol.Isl.Rd., Pr.Fred.	Kat Alvarez/Esencia	TEG-Plan 2 comments out to customer 1/7/2022.
MSD-142781	OV JH	Dehenzel Property Lot 1	Minor	Gregg Dr., Lusby	Nick Montgomery/COA	SEG-Prelim approval received 4/13/2022
SPR-142830	OV	Dominion Energy Regional Park, Lusby, Phase 1	Cat I	S Solomons Island Rd., Lusby	Joe Kadjeski/COA	TEG-Updated storm drain design docs received 5/13/22. Plan 1 comments out to customer 5/23/22. Need to ADD EH Review (Final only).
MSD-142831	OV	Harry & Denise Hilton Property	Minor	Hunting Creek Rd.,Huntingtown	Nick Montgomery/COA	SEG-Accepted 4/27/22. Plan 1 comments out to customer 5/23/2022.
SPR-142835 (CSPR-142786)	OV	Infinity Storage	Cat II	Main St., Prince Frederick	Dan Kelsh/COA	TEG-Accepted 5/25/22, Plan 1 comments out to customer 6/21/22.
MSD-142782	OV	Jones & Savoy Property	Minor	Joe Harris Rd., Prince Frederick	Nick Montgomery/COA	SEG-Plan 1 comments out to customer 3/18/2022.
SPR-138355	CF	Lusby Self Storage	Cat I	H.G.Trueman Rd., Lusby	Lanna Clement/ATCS	TEG-Comments out to customer 6/24/22. Fees in Lieu for 1 Forestry TDR paid. Awaiting Replat Recordation.



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**OTHER ACTIVE PROJECTS, continued						
SPR-142728	OV	Lusby Villas	Cat I	Lusby Pkwy/Md Route 760	Anthony Olekson/Barrett	TEG-Plan 2 comments out to customer 3/24/2022 and Env. Comments out on 4/5/22.
SD-142770	OV	Lusby Villas. Lot 1, Sec 2	Major	Lusby Pkwy/Md Route 760	Dean Wilkinson/Barrett	SEG-Plan 1 comments out to customer 3/24/2022
CSPR-142828	CF	Magnolia Ridge West	Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Accepted 4/27/22. Plan 1 comments out to customer 5/23/2022 and 6/22/22.
CSPR-142779	OV	Rubble Bee Comm. Recycling Ctr	Cat I	Binnacle Lane, Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 2/21/2022. Environmental comments to customer 4/4/22.
SPR-138223 (CSPR-138130)	CF	Stoakley Pavilion	Cat I	Stoakley Rd., Prince Frederick	Dan Kelsh-Joe Kadjiski/COA	TEG-DSDP Plan 4 comments out to customer 7/15/22.
SPR-142840 (CSPR-142729)	OV	Taylor Gas, CCIP Lot 45B	Cat II	Jibsail Dr. Pr.Fred.	Anthony Olekson/Barrett	TEG-Accepted 6/22/22. Comments out to customer 7/22/22.
SPR-2020-311	OV	WWTP Solomons Island Septage Upgrade	Cat II	Sweetwater Rd., Lusby	Travis Junker/GHD	TEG-Plan 2 comments out to customer 2/21/2022
N/A CSPR-142866 STATE/EXEMPT	DPW	UMCES Chesapeake Analytics Bldg	Cat I	Williams St., Solomons	Dawson Bloom/McLaren	TEG-Electronic Submittal Rcd 8/9/22. For Review by DPW only for 3 stage review per COMAR requirments. No fees required. <i>(State-Owned/Institutional-Exempt)</i>
**PRE-CONCEPTS FOR DISCUSSION AT SEPTEMBER 28, 2022 TEG/SEG						
None						

ITEMS FOR DISCUSSION:

N/A

Our next meeting is Wednesday, October 26, 2022

To be included for acceptance, new project documentation must be complete,
including proper payment, and **at** P&Z by 3:00 pm, October 19, 2022.